

South Centennial Residents

Scott Rigney
John Talbott
CarDon & Associates
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Fishers, IN 46038

Gentlemen,

First, let me say that it has been a pleasure working with you both as we worked to address the concerns of the South Centennial residents over your proposed Senior Living PUD. The residents of South Centennial appreciate your willingness to take our concerns into consideration in the planning of the development.

Relative to the potential light commercial use(s) of the property represented as Lot 2, we find those uses as stated in **Section 7.2** of the proposal, to be acceptable. As discussed, the architectural design of those buildings would reflect that of the Sr. Living buildings, and preferably be one story structures.

Relative to **Section 9.2**, we find the Loading plan to be acceptable, with one minor exception. We ask that Loading be limited to the hours between 8:00AM and 6:00PM.

Section 10.3 – The design of the berm behind the Trescott Dr. properties, incorporating the existing berm, raising it by 3 ft. and installing a comparable fence, or staggered rows of Viburnum plantings on the top, are acceptable solutions. As we discussed, spruce trees and other plantings would be planted on the CarDon side of the berm, in between those that are growing on the Centennial side, so together they would eventually provide an additional barrier between our homes and the development. The idea of planting “golf course type” rough grass that does not require mowing, on both sides of the berm, would be very acceptable as well.

We appreciate the addition of a fenced or Viburnum planted berm along the southernmost property on Montclair Dr. and understand that a minimum 3 ft. berm with plantings would continue to the east end of the CarDon property. The northeast corner of the CarDon property would receive additional berming along with staggered plantings of Viburnum. Our concern is that vehicles exiting the eastern employee parking lot and turning left at night, would allow headlights to shine across the retention pond, into the windows on the backs of the homes on Somerville Dr. and Montclair Dr. A berm with plantings would minimize this to the extent possible. The additional berming and plantings around the Northeast corner would provide a satisfactory barrier between the employee parking lot and the properties on Palomar Dr.

Following a review of the new proposed berm along the north side of the CarDon property by the Centennial HOA attorney, there appear to be no legal issues associated with the proposed addition to the existing berm.

Relative to **Section 14.2**, we are pleased with the softer appearance of the proposed architecture, as depicted in **Exhibit C**.

Relative to **Section 14.3 Lot 2 – Building(s) Orientation (also Section 8.2(f))** – While we appreciate your willingness to address our concerns over people in the upper floors of the Independent Senior Living apartment buildings having a direct view into the back living areas of the homes on Trescott DR., we nevertheless find the proposed layout to be problematic due to the close proximity of the building ends to the properties of the Trescott Dr. residents. We appreciate CarDon's willingness to explore design and construction methods that would soften the appearance of ends of the buildings, one option of which would be to step the ends of the buildings down to two stories. Additionally, we would like the setbacks for the front face of these buildings to be comparable to those of the rest of the buildings in the proposed development.

We look forward to your receiving approval from the City of Westfield to develop your proposed Senior Living PUD, and to continuing a working relationship between the South Centennial Residents and CarDon throughout the development process.

Respectfully submitted,

Bruce A. Watson
Representative for South Centennial Residents
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